



The Turning Point

BOARD OF DIRECTORS 2016

GREGORY ARZUMANOV, President,
LORETTA WAND, Vice President,
VICTOR NUNBERG, Treasurer

RICHARD BARTEN, Secretary
YURI BOBROVNIKOV, Director

A MESSAGE FROM THE PRESIDENT OF THE BOARD OF DIRECTORS, GREGORY ARZUMANOV

Dear Residents,

It is my pleasure to present the 2016 Newsletter!

Following our tradition, the newsletter will include: Our completed projects, the issues that we have encountered, the way that we resolved them and our future projects. Also, I will display a short summary of the Association's financials,

Throughout this year, the Association has completed the following projects:

1. Garage Repair Project: The project began in 2015, it was planned to be completed within 3 months, but due to the numerous concrete damages discovered on the roof of the garage, the task took over 14 months to be finalized. This project was performed by Unique Concrete Systems and supervised by Pistorino & Alam Consulting Engineering Group. We are still facing issues on the 1st, 2nd and 3rd floor, which we will continue to work on in the year 2017. If you would like to obtain a copy of the detailed engineering report, please contact our management office.
2. Pool Deck Upgrades: All tilt umbrellas surrounding the swimming and kiddie pool were replaced to new ones.
3. Main Roof Repairs: During the spring, the Association performed repairs on the building's main roof, in order to prevent leaks. The project was performed by Manuel Joya Roofing, Inc., together with Henry, Co.
4. Health Club Upgrades: During the month of September/October, the Association remodeled the entire gym. The carpet flooring was replaced to rubber tiles, in order to prevent sweat absorption. All gym equipment was replaced to state of the art brands, such as Life Fitness and Cybex.



PRESIDENT'S MESSAGE CONTINUED...

5. Energy Savings Project: It has been almost 4 years, since the Association, initiated the Energy Savings Project. In 2016, we spent almost 30% less for electricity and water compared to 2011. Since we initiated the project in 2012, the Association has received three (3) Go Green Recognition Awards from the Mayor of the City of Aventura.
6. General Insurance Policy: In the beginning of this year, we obtained bids from multiple insurance carriers to minimize the cost of our policy and obtain the best coverage terms. As a result, we have saved more than \$102,000.00.
7. Surveillance System Upgrades: The security of our residents has always been the priority of the Board of Directors. This year, we continue adding higher resolution (HD) cameras to our surveillance system. The most expensive part of this project is the rewiring. This project is expected to be finalized by the end of April 2017.
8. Tiki-Hut: The Tiki-Hut Palm Thatch was fully replaced.
9. Business Center: The two (2) desktops were replaced with two (2) new all-in-one Lenovo computers. The business center now has a printer along with a scanner.
10. Receiving Area Gate: The Association has installed a new gateway with motors, that can be operated by the Front Desk Security Staff.
11. New Amenities: In 2016, the Association initiated Art Classes for Children and Guitar Lessons. Our community is becoming more and more family orientated. Additionally, since March 2016, the Association began to offer Facial Services to our community. No other Condominium offers such services!
12. Balcony Doors: In August/September, more than 600 balcony sliding doors, were upgraded with new wheel, bumpers and tracks.
13. River Fountain Project: The Association resurfaced and repaired the river fountain located in our courtyard. Now our River fountain looks brand new!



THE ASSOCIATION SPENT MORE THAN \$477,000., TO COMPLETE THE ABOVE MENTIONED PROJECTS WITHOUT ANY SPECIAL ASSESSEMENT.

Pending Projects:

1. Main Entrance Gate: In the past 7 months, our Engineer team together with Kimley-Horn & Associates, have been working diligently to move forward this project. We have obtained a Traffic Engineering Analysis and submitted it to the City Management for approval, but due to their strict traffic regulations, we have met complications, which we are trying to resolve. We believe that upon completing this project, our community will truly become private and secure.

PRESIDENT'S MESSAGE CONTINUED...

2. Tennis Court Project: This project is currently on hold, due to the pending repairs on the 2nd and 3rd floor of the parking garage.
3. Café Project: We expect this project to be completed by June 2017.

New Projects:

1. Swimming Pool Upgrades: Next year we are planning to upgrade the lounge chairs surrounding the swimming and kiddie pool.
2. Receiving Area: The Association is planning to resurface the entire receiving area. We will replace the asphalt to concrete coverage.
3. The Association Website: In 2017, we are planning to upgrade our website, so that owner's can make their monthly maintenance payments online. Additionally, we are working on a software which will allow residents to request valet services from their mobile devices.
4. Garage Repairs: In 2017, the Association will continue to perform the repairs on the 1st, 2nd and 3rd floor of the parking garage. Upon completing these repairs, the Association will paint the entire garage and will move forward with the Tennis Court Project.
5. Lobby and First Floor Restorations: The Association is planning to do a full restoration of the marble located on the first floor of the building. Additionally, we will change the wallpaper on the first and second floor. We have already received more than 20 different designs of wallpaper.
6. Security Upgrades: In 2017, the Association plans to replace all security panels and other systems, which control and manages the entrances to the building.

The Association's Updated Financials:

It has been over five years since the Board of Directors, complying with the F.S. §468 have been managing the Association, which has saved us more than \$416,000.

The 2015 Audit Report has been uploaded to the SUNBIZ website and is now available to the public.

During the year 2016, the Association is expecting to acquire approximately \$260,000 as a surplus. These funds will be transferred to the reserve account and will be used for future repairs or improvements. I have recommended the Board to not increase the maintenance in the year 2017, even if, 5/6 major vendor contract have raised the cost of their services up to 5%.

In the year 2016, the Board of Directors worked diligently in order to decrease the number of units, which are delinquent with their maintenance. We have achieved to obtain the lowest percentage (0.5%) of delinquent owners, that we've had since the year 2006.

PRESIDENT'S MESSAGE CONTINUED...

The Board of Directors together with management are constantly working in order to make Turnberry on the Green one of the strongest and financially stable Associations. It is a pleasure for me, to inform our members that the total funds accumulated in our operating and reserve account exceeds \$2.9 M. Please take into consideration, that the Association already completed the bigger projects such as; painting the entire building, replacing two main air conditioning units, repairing the swimming pool, building a Tiki-Hut and a breezeway, resurfacing the playground, total remodeling of the gym, fixed the main roof of the building and many more. I am confident with the way, the Board has chosen to manage this Association. The numbers shown above speak for themselves.

At the end, I would like to express my gratitude toward the Board of Directors, who works with me as a united team, the Grievance Committee without whom we would not be able to enforce our Rules & Regulations, the management staff who work diligently for the benefit of the Association and the maintenance together with the housekeeping crew who work tremendously to keep this property in outstanding conditions.

All of us, who live at Turnberry on the Green have become one big family. I am happy to be part of such a warm and welcoming community, where the residents care about their neighbors and where sharing both of the good & bad moments is part of our lives. There is no other community like Turnberry on the Green, therefore, I wouldn't trade for the world.

The Board of Directors and I are totally committed to all of our residents and will do everything to keep our community safe, beautiful and an enjoyable place to live. There will always be time for me to discuss matters that are important to you, so please do not hesitate to contact me if you need any help or if you have any questions.

Thank you for your support.

Gregory Arzumanov





A MESSAGE FROM OUR DIRECTOR, YURY BOBROVNIKOV

Hello dear residents, friends.

I would like to pay particular attention to expressing my gratitude to all who entrusted my colleagues and me, with the privilege to serve you. Additionally, I would like to thank those who participate in advising, acting or executing, and cooperating. From my perspective, I see this as a great sign and it demonstrates

that Turnberry on the Green is a friendly team. Team work makes dream work. We are dreaming of the perfect place while it is actualizing step-by-step.

The timely detection and intervention of the necessary roof maintenance allowed us to save a substantial amount financially and as the saying goes: "Preserved – so earned". In comparison to surrounding associations who have neglected to take our climate into consideration – we managed to avoid significant damage to our building and treasury by maintaining the roof. Thoroughness, timeliness, and control has allowed us to avoid any unplanned expenses, making it possible to easily implement our plans and stick to the schedule.

With reference to our schedule, the gym renovation is now complete. Not all may be aware of the teamwork that took place, which allowed us to exceed our plans. Originally, the planned renovation was based on acquiring new equipment; fortunately, we were able to find excellent equipment in nearly perfect condition, which reduced the cost of the project by 30%.

In addition to our wish of establishing a great place of living, our goal is to establish a great community – health wise and spiritually. What, if not a healthy lifestyle will contribute to the formation of our spirit and strength; a spirit and strength that will unite us to achieve new goals – because improvement is limitless.

With deep respect, Y. Bobrovnikov

A MESSAGE FROM OUR ACCOUNTANT, GALIA BACK



Hello Everyone, Hola a todos,

I'm taking this opportunity to introduce myself to the new Unit Owners of Turnberry on the Green, I'm originally from Lima – Peru ; bilingual Spanish/ English; It's more than two and a half years since I came to work for you as an accountant.

I have a degree in Accounting, my prior years of accounting experience was with other companies Retail, Business Service, and Property Management Companies in Broward County, also I've been working as Senior tax Advisor for several years.

During this time working for Turnberry on the Green, I meet a lot of Residents on different occasions, in the Building and the office, we had a good time sharing good moments between employees, Board members and Residents.

I want to thanks again everyone for your support to get things done properly.

I really appreciate the unit owners who pay the maintenance on time, we always have different ways to make a payment, we process automatic payments once a month and save you time on writing checks, avoid late fees and NSF fees. I'm proud to say this year, we are reducing our delinquency list, thanks a lot for your cooperation and the communication between us.

You can always contact me by email, phone or in person in the office.

I wish you Happy Holidays! and a Happy New Year!

Les deseo una Feliz Navidad! Y mis mejores deseos de paz y prosperidad para el Año Nuevo!



A MESSAGE FROM OUR SECRETARY, RICHARD BARTEN

My name is Richard Barten and my wife & I have owned our apartment for 9 years. We recently sold our New York home and now live at Turnberry full time.

I am proud of my fellow Board members who give so much of their time and energy to keep Turnberry on the Green a top rated building. The President of the Board, Gregori Arzumanov, gives all he has and more into managing Turnberry and I truly admire Gregori as the President and a friend. We are assisted by a dedicated staff which is lead by our management team of Igor Bond, Diana Demers and Galia Back. They do so much more than their duties call for.

I am so happy with our professionally upgraded gym. My wife and I spend a good amount of time in the gym. It is the best gym in Aventura! I want to remain working with the Board to continue upgrading the building, so that it becomes a great place to live, and that we all get an excellent return on our Condo. I am always open to suggestions from our residents.



A MESSAGE FROM OUR TREASURER, VICTOR NUNBERG

Igor Bond manager/engineer along with our office, engineering and maintenance staff and Gregory Arzumanov president and his board have again efficiently and financially maintained the building and continued the upgrades and repairs without the necessity of any special assessments.; Garage repairs, the balcony sliding glass door project, river fountain resurfacing,, and many more.

We are looking at a possible surplus for this year which will be added to the reserves. We are now working on the budget to see if we can keep the maintenance, the same without an increase. Because we are continuously maintaining, replacing and upgrading our building's appearance, the property value, continues to increase. We still continue to be financially sound and have a significant reserve.

I would also like to thank the unit owners and their tenants for helping us maintain and not abusing or misusing the property. We ask that everyone be our eyes and ears and report to us anything that they see need to be corrected

Victor Nunberg



A MESSAGE FROM OUR VICE PRESIDENT, LORETTA WAND

Bonjour a tous! Hello everyone,

2017 is going to be an exciting year at Turnberry On The Green!

The board has some new and fun activities planned for all our residents. Watch for dates and announcements which will be posted.

I would like to extend a huge thank you to the wonderful people who helped make our annual Halloween party an amazing one: Nicoletta Balea, Natalie Morales, Alla Marchenko and Iryna Yavilack.

Our wonderful Christmas tree has been decorated by Iryna Yavilack, Alla Marchenko, Alexander Gorshechnikov, and the children of Turnberry On The Green. Again all our thanks.



A special thank you to Valerie Kwaterka for her input on our Hanukkah table.

Also big thank you to our Grievance Committee members; Thomas Long, Beyarda Pena, Ken Caban and Dida Goldberg.

Christmas Tree Recycling:

There are always residents asking what the process is to get rid of their Christmas tree at the end of the season, here are some guidelines:

Make sure you remove supports, electrical wiring, ornaments, nails and tinsels. Please, if possible, cover your tree with a plastic bag which will prevent the needles to drop on the carpet and the elevator.

Dog Park:

New pebbles will be added to the park.

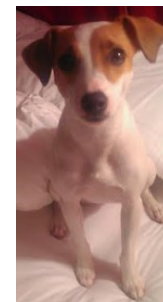
Please clean up after your dog.

We have waste bags and disposable trash.

Refrain from leaving candy wrappers and cigarettes butts.

Those can choke and hurt any dogs.

My Jack Russel, Emma, does thank you, as well as all her friends in the building.



Holiday Gift Fund:

Contributions are now being accepted to the TOG "Holiday Fund" and can be made until December 20, 2016. The funds we collect will be distributed to our onsite employees in appreciation of their work throughout the year. This is an opportunity for our residents to express their gratitude To our staff. Let's show our appreciation by being generous.



VICE PRESIDENT'S MESSAGE CONTINUED...

TOG Book Club:

I am happy to announce the TOG Book Club which will meet on the third Monday of the month at the club room at 7:30 pm. Should you wish to join the group, please consider this as an invitation.

Our first meeting shall be on January 16, 2017, when we will introduce ourselves and pick our book of the month. Desserts and refreshments will be served.



TOG Holiday Punch:



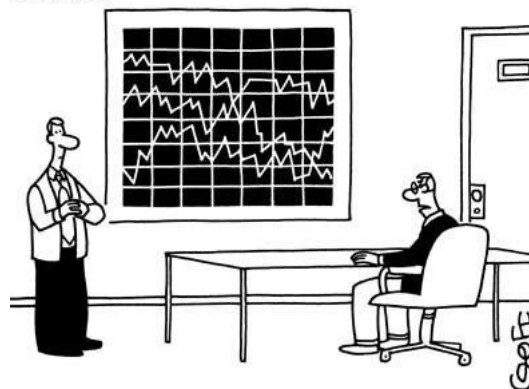
Very often certain drinks can become a hit. Next time you celebrate with family and friends, here is the recipe which will be served on our New Year's Eve party as well.

- 1 Bottle cranberry juice- 64 oz.
- 1 Bottle raspberry/ cranberry juice
- 1 can pink or raspberry lemonade
- 1 can of pineapple juice 23 oz.
- 1 bottle or a half bottle of champagne
- Crushed ice.

You can double or triple the recipe.
A courtesy of the SLS Hotel in Las Vegas.



When people say "Oh you just want to have your cake and eat it too". Darn right!
What good is a cake if you cannot eat it?



"We can always achieve quorum by proposing a large special assessment."

Should you have any questions or comment do not hesitate to contact me.

May you all enjoy peace, love, and happiness.
Heartfelt New Year's blessings to all.

Loretta/Leilani Wand



A MESSAGE FROM CHIEF ENGINEER, IGOR BOND

Dear Residents of Turnberry on the Green,

Another year has passed by, and it is the time for us to look back and get ready for future projects. I cannot say that the weather was not an issue for all of the staff members this year. We went through the tornado and very powerful hurricane Mathew, and I can tell that we've got so lucky this year. Despite everything, we have restored most of the destroyed by storms equipment and, in the same time, accomplished so many projects that have made our property better. Here is some of them:

- The Expansion Joints Replacement 4th Floor Garage project has been completed
- The Emergency Generator was rebuilt
- The fire pump was rebuilt
- The main fire panel was replaced
- The LED light bulbs in the garage and stairwells in the building were installed
- The Sliding Glass doors rollers and tracks replacement project has been completed
- Carpet and marble cleaning throughout the building is done

Several projects such as both floors Health Club renovation, new receiving gate installation, HVAC main control module replacement, river fountain resurfacing, upgrading of video surveillance system and the first floor cafeteria are in progress stage.

Allow me to take this opportunity to inform you that many of the improvements as well as projects were completed with active participation of our staff members, which has resulted in thousands of dollars in savings of to the Association.

As always, special words to our housekeeping department which has been maintaining our building in an exemplary fashion. Thank you to **Juan Quintana** for his ability to oversee this very important job and my sincerest appreciation to his team, **Bilma Herrera, Eleazar Lopez, Constantino Avalos** and **Douglas Diaz** for their dedication.

Our maintenance crew is on top of every preventive maintenance measures. A big thank you to our very knowledgeable technician, **Olexandr Sinelnikov** and a very special thank you to our pool man, **Lucien Thelusme**, who keeps our water facilities in great conditions and provides many assistance to our residents throughout of the year.

In conclusion, I would like to thank you and the Board of Directors for giving me the opportunity to serve this community in the best manner. I look forward to continue providing Turnberry on the Green Condominium with the highest standard of services.

With All Respect,

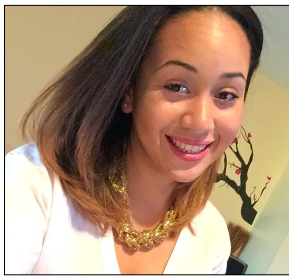
Igor Bond

CHIEF ENGINEER'S MESSAGE CONTINUED...

As always, here is the some good advices for you that may prevent major disasters in the building, and save you a lot of money at the same time.

1. Change your A/C filters at least once every 2-3 months. During the summer it may be necessary to change them more often.
2. Ask your service contractor to check the evaporator coil of your A/C and to clean it if necessary.
This will help your A/C unit work more efficiently and will save you a lot of money on your electric bill.
3. While cleaning the A/C coil, your service contractor should also clean the drip pan under the coil and install dissolvent tablets order to prevent the condensation drain from getting clogged with algae. This will prevent the possibility of the A/C flooding your unit and the units below you. Now days, many unit owners installed flow switches to shut a/c unit off when condensation line gets clogged.
4. Set your A/C thermostat to a comfortable level (the average is 76° F) it is not worth turning off your A/C when you leave the apartment. When you turn it back on, it will work harder and expend more energy to get it back to the comfortable level you want.
6. Please ask maintenance to check your dryer vent and have them clean it minimum once a year. **This is very important!**
7. **Replace your smoke detector battery at least once a year.** The beeping sound from your smoke detector indicates that they need to be replaced; try replacing the battery before that time.
8. Pay close attention to your toilets; any noise from your toilet is an indication of a constant leaking ballcock and running toilet indicates defective flapper in your toilet tank. Replacing these parts will save you and your association a lot of money in water and sewer bills.
9. Periodically lubricate the wheels and the locks of your balcony sliding glass doors.
10. I would strongly recommend replacing the old fashioned incandescent light bulbs with new fluorescent or LED light bulbs wherever possible. This will save you a lot of money on your electric bill.
11. Your shower and bathtub drains have to be cleaned periodically in order for water to drain properly. Do not use any chemicals or so-called drain cleaners sold in hardware stores as they may harm your pipes and create major leaks. The cleaning should be done by a professional.
12. **Don't use your garbage disposer as a trash compactor.** It is designed to dispose only items such as the remaining food on your dishes, pots and/or utensils.
13. Your refrigerator is equipped with a water filter which should be replaced every 6 months or at least once a year.
14. **Pay attention to any unusual sounds in your apartment and inform our security.**
14. **Check batteries of your water alarm inside a/c closet.**

I would strongly recommend signing a contract with a service contractor (**Total:** Ph.# 305-949-0325, **Service America:** 305-654-8144, **Broward Factory Service:** (954)797-0799. The cost of the contract is relatively inexpensive and will save you a lot of money in case of any major repairs needed for your air condition, refrigeration, plumbing, and/or electrical systems.



**A MESSAGE FROM ADMINISTRATIVE ASSISTANT,
DIANA DEMERS**

Dear Residents,

Do you currently have a Homeowner’s (HO6) Insurance policy?
If you don’t here are some of the reasons why you should consider getting one.

Throughout this year, I have observed many of the unit owners making the same mistake, by believing that the Association’s insurance will cover their valuables in case of an unpredictable damage in their apartments. The reality is that the Association’s insurance will only cover damages caused to the common areas of the building: lobbies, corridors, stairways, parking lots, elevator, etc. Consequently, if the unit owner does not have a homeowners insurance he/she will end up liable and paying these unpredictable damages.

The HO6 is the insurance form for Condominium Owners. It insures the following against all of the perils in the Broad Form*:

- Interior Wall Area of Exterior Wall and Interior Wall Area (Including party wall) - Paint, Tile, Wallpaper or Other Wall Coverings.
- Unit Interior Floors—Floor Coverings
- Unit Interior Ceilings and Roof Area—Paint and Texture Finishes (Popcorn etc.)
- Miscellaneous Unit Interior Fixtures—Electrical Fixtures, Appliances, Water Heaters and Cabinetry.

In the interest of protecting your investments, I strongly recommend you to obtain a homeowners insurance policy. If you decide to take my advice, here are some of the requirements that you should opt for :

- **A minimum of \$300,000 in liability insurance**
- **Make sure that you are covered in case you have a leak to the unit, below.**
- **The Additional Interest-** on the policy shall be:**
Turnberry on the Green Condominium Association
19501 West Country Club Drive
Aventura, FL 33180

Please note that as per our Rules & Regulations: “Any unit subject to rent my have a Homeowner’s insurance coverage naming Turnberry on the Green, Inc., as an additional insured.

Should you have any questions regarding the above, please do not hesitate to contact me.

Reminder:

I would like to remind you of the importance of keeping your information updated in our records. If you change your email address, home address or phone number, please inform us.

I wish all of the best during the holidays and hope to see you soon.

**Broad Form—An insurance coverage that extends beyond the basics to include rare events that may be of serious risk to the insured.*

***The Additional Interest— will ensure that the third party in this case, Turnberry on the Green, gets notified every time the policy is renewed, cancelled or non-renew.*

COMPLIMENTARY EXERCISE CLASSES

YOGA
MONDAY AND WEDNESDAY
7 — 8 PM

GUITAR LESSONS
TUESDAY
7 — 8 PM

CHILDREN’S ART CLASSES
WEDNESDAY AND FRIDAY
7 — 8 PM

RESIDENTS ONLY

Aventura Turnberry Jewish Center

Your Neighborhood Conservative Synagogue and School

The ATJC is an active and vibrant congregation that values *Jewish Learning, Spiritual Worship, Service to the Community, and Support for the State of Israel*. Offering Early Childhood; Religious School; B’Nai Mitzvah; BBYO; Adult Education; Social Events; Holocaust Education; Cultural Programs; Distinguished Guest Speaker Series; Friday Night Live; Shabbat and Holiday celebrations; and more.

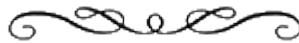


Let Your Spiritual Journey Begin Here

Membership opportunities are available for every lifestyle. For more information on how to *become involved*, contact **Elana Yeffet**, Director of Membership and Programming: (305) 937-1880 or elana@atjc.org.



20400 NE 30th Avenue | Aventura, Florida 33180 | www.atjc.org | (305) 937-1880



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| PROPERTY MANAGER | EXT: 800 |
| ASSISTANT PROPERTY MANAGER | EXT: 801 |
| ACCOUNTANT | EXT: 803 |
| CHIEF ENGINEER | EXT: 802 |
| VALET | EXT: 806 |

TRANSFORMATIVE YOGA MIAMI

A BALANCED APPROACH TO REAL AND SUSTAINABLE PERSONAL ENRICHMENT



TRANSFORMATIVE MIAMI FOCUSES ON:

- ⇒ **YOGA ON A BALANCED BODY-SOUL-MIND ENRICHMENT EFFORT.**
- ⇒ **THE TECHNIQUES EMPLOYED IN EACH SESSION HAVE BEEN DESIGNED TO HEPL FACILITATE A MEANINGFUL LEVEL OF TRANSFORMATION, BOTH INWARDLY AND OUTWARDLY.**
- ⇒ **THE PROGRAM ASSISTS IN THE ATTAINMENT OF PEACE OF MIND, A GREATER LEVEL OF FOCUS, OVERALL STRENGTH, AND SELF-CONFIDENCE.**
- ⇒ **ADDITIONALLY, THE TRANSFORMATION PROCESS ADHEREED TO SERVES TO GUIDE AND ASSISIT IN PERSONAL GOAL PLANNING AND ACHIEVEMENT.**
- ⇒ **THE MAXIMIZATION OF RESULTS IS ACHIEVED IN PART BY THE LEVEL OF PERSONALIZED ATTENTION GIVEN TO EACH CLIENT IN THE FORM OF PRIVATE AND SMALL GROUP SESSIONS.**
- ⇒ **CHRISTINA, THE SENIOR INSTRUCTOR, STUDIED UNDER SUMIT BANERJEE, DISCIPLE OF BIKRAM CHOUDHURY, THE FOUNDER OF BIKRAM YOGA, AND CERTIFIED BY MERIDETH FEINBERG, AND HAS ABSORBED VARIOUS FORMS OF YOGA DURING A PERIOD OF APPROXIMATELY FIFTEEN YEARS. SHE IS ALSO CERTIFIED IN CPR.**
- ⇒ **SESSIONS BY APPOINTMENT ONLY. CALL CHRISTINA AT 917.804.8505 OR EMAIL AT: CHRISTNA@TYMIAMI.COM BETWEEN 10:00 AM AND 7:00 PM MONDAY THROUGH THURSDAY TO SCHEDULE SESSIONS. OFFERING SESSIONS DAILY SUBJECT TO AVAILABILITY.**

HUMOR ME!

